

Tuesday, February 29, 2000

SPECIAL PLANNING COMMISSION MEETING held at the City of Rochester Hills Municipal Building, 1000 Rochester Hills Drive, Rochester Hills 48309, Oakland County, Michigan.

The meeting was called to order by Chairperson Kaiser at 7:30 p.m. in the auditorium.

ROLL CALL:

Present: Chairperson Eric Kaiser; Members William Boswell, Paul Corneliussen, Melinda Hill, Greg Hooper, Leah Potere, Christian Ramanauskas, James Rosen
Quorum Present.

Absent: Member Audrey Ruggiero (*Enter 7:40 p.m.*)

Also Present: Deborah Millhouse, Acting Director
Susanne Vergeldt, Recording Secretary
Amy Neary, McKenna Associates
Robert Kagler, McKenna Associates
John Staran, City Attorney

COMMUNICATIONS:

- A. Letter from Janell Townsend regarding Meadowbrook Consent Judgment
 - B. Street Design Guidelines for Healthy Neighborhoods provided by Melinda Hill
 - C. Planning Oakland, Winter 2000 edition
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NEW BUSINESS

- 1. **Site Plan Approval - File No. 98-014**
 - Project:** First Church of the Nazarene
A 22,986 square foot church building on 4.181 acres
 - Request:**
 - 1. Tree Removal Permit
 - 2. Buffer Modifications
 - 3. Site Plan Approval
 - Location:** South side of Walton Boulevard east of Wimpole
 - Parcel:** 15-16-102-002, zoned R-1, One Family Residential
 - Applicant:** First Church of the Nazarene
1520 Walton Boulevard
Rochester Hills, Michigan 48309

(Reference: Staff Report prepared by Deborah Millhouse dated February 24, 2000 has been placed on file and by reference becomes part of the record hereof.)

Present were Scott Kaye of Gator Construction; David Koppelman of KSA Architects; Gary Tipping of SKJ Engineering. In the audience were Pastor Larry Crum and Pam Mc Donough of the First Church of the Nazarene.

[ENTER RUGGIERO - 7:40 pm]

Ms. Millhouse summarized the staff report and pointed out that the applicant requests to develop the site in phases, with the existing residence to be restored within three years after completion of the church. Ms. Millhouse stated it would be appropriate to include a condition regarding the maintaining of the existing

arborvitae hedge and existing deciduous trees. The consultant's comments regarding landscaping have been included in the staff report.

Mr. Kaye indicated the applicant had no problem with any of the proposed conditions. Regarding architectural concerns mentioned in the McKenna Associates letter, Mr. Kaye stated that the proposed building will blend very well with the surroundings and will make a comfortable transition to the residential zoning district. A good mix and blend of materials has been incorporated for a pleasing appearance. Mr. Kaye stated that the consultant's suggestions for revisions to the building elevations will have an impact on the overall cost, and he could not speak to that.

Commissioners discussed and clarified that the intent of the consultant's suggestion regarding the north, south, and west elevations of the activity center was to continue the split face block around the activity center, as on the church, from the base to the bottom of the windows; then to include brick to the soldier course. The applicant was in agreement with the suggestion.

Member Hill suggested including relief elements such as medallions on the south facade of the higher mass on the fellowship hall.

Mr. Kaye explained that the asphalt pavement on the east side of the structure between the landscape island and the building is to accommodate a drop-off area. Mr. Kaye was agreeable to relocating the two handicap parking spaces to the area on the other side of the building so all handicap parking spaces would have immediate access to the building. Mr. Koppelman added they were on the west side of the building on the first submittal of the plan, and the suggestion was made to split up the handicap spaces. Ms. Millhouse clarified that the Building Department had suggested placing barrier free spaces near each entrance.

Member Corneliussen added that it meets the minimum requirements for barrier free parking. With dual entrances to a building it is appropriate to split the handicap parking.

Mr. Kaye stated that a compactor was considered and it was determined to not be feasible for the site as a church is a relatively low use in terms of trash, and no products are sold which would generate trash. The dumpster enclosure will be clarified to be masonry with wood doors. It has been moved from the west to the east to be more remote from the view of neighbors. There may not be many alternative locations for the dumpster enclosure. The dumpster location does meet the setback requirement. It could be moved farther to the west a few feet, but the radius would have to be reconfigured to assure access to the dumpster by a truck. Severe grade changes also limit alternate locations of a dumpster enclosure.

Mr. Kaye added that three parking spaces would probably fit between the west wall of the dumpster area and the west side of the asphalt area. They are currently one space short. They could leave the two handicap spots on the east and add two additional spots on the west.

Regarding the buffer modification, it appeared to Member Hooper that the arborvitae hedge proposed to meet buffer requirements was on the adjacent Huntington Park property.

Ms. Millhouse reviewed that the site plan was essentially approved by City Council based upon a concept plan that included the existing residence to remain

as well as the barn which has since burned down. In November 1999 the applicant had inquired if the existing structures could be removed, and the Planning Commission determined that would require changing the concept plan included in the Special Land Use approval by City Council.

Member Rosen pointed out that the existing wood barn cannot be used as screening since the purpose of screening is to screen buildings per the ordinance. Ms. Millhouse clarified that the intent is to allow the existing wood barn to be located within the 25 foot buffer width, not an inference that the existing wood barn is a screen. The request is to not require a buffer in the location of the existing wood barn as the purpose of the ordinance cannot be met.

Mr. Kaye offered that they are already providing significantly substantial landscaping.

The Chair pointed out that the adjacent property could decide to remove the hedge on their property, in which case no buffer would then be provided if a suitable buffer area were not provided on the subject site by the applicant.

The Chair accepted comments from the public.

Christopher Boyle, 1692 Black Maple, whose residence is on the southeast corner of the subject site, stated that the existing buildings are just trouble; they are totally worthless fire traps, subject to vagrants and mischief; the foundation and debris from the fire have become a haven for varmints.

Penny Burke, 159 Nesbit Lane, asked for as many trees as possible so they do not have to view the church. Since they are used to viewing the vacant lot and a lot of nature and wildlife, perhaps a wall could be built to the south of the subject property.

Gordy Burke, 159 Nesbit Lane, inquired about the lighting conditions.

There were no further comments from the public.

In response to the public comments, Ms. Millhouse explained that a three foot berm with three foot plantings along the west and south property lines was a condition of the Special Land Use approval by City Council. The applicant is not requesting a buffer modification along the west property line or the western portion of the south property lines, only the eastern portion of the south property line.

Mr. Kaye indicated that the foundation of the burned-out building would be removed when the site is cleared.

Mr. Kaye suggested using existing shrubbery and interspersing it with additional plantings from the current dumpster location due north to the northern property line, to create a six foot high obscuring screen on the east property line. Along the south property line Mr. Kaye proposed to follow the contours of the parking lot to provide a more effective screen than directly on the property line. This would create a more effective screen and meet the intent of the ordinance as the proposed parking lot is four to five feet higher than the adjacent properties.

Mr. Koppelman added along the west portion of the south property line there is a natural hedge of trees, with an existing grade three feet higher than the neighbor's property to the south, which acts as a natural buffer.

Member Hill recommended adding more evergreens along the eastern half of the back of the church as well as redistributing some of the proposed evergreens to shield the building from view.

Mr. Kaye described the proposed lighting. Light locations are along Walton Boulevard and in the center of the parking lot on the west side of the site. There is no light at the rear of the building. The farthest light will be located near the vicinity of the old barn, which will now be closer as the dumpster is relocated. There is a series of very low-profile ballard lights which follow the main sidewalk entry. Mr. Kaye suggested that the interested residents be allowed to study the proposed lighting plan. Mr. Koppelman added that the fixtures are not along the south property line, and light will be directed downward and away from residential properties.

Item 2. Buffer Modifications

Buffer Modification No. 1:

MOTION by Hooper, seconded by Corneliussen, in the matter of File No. 98-014 (First Church of the Nazarene), that the Planning Commission approve the Buffer Modification along the east property line with one finding as modified in the Staff Report dated February 24, 2000 and one condition, based on plans dated received by the City of Rochester Hills Planning Department on January 14, 2000.

FINDING:

1. The existing wood barn exists and was indicated on the concept plan considered as part of the special land use approval by the City Council; otherwise the purpose of the Ordinance cannot be met.

CONDITION:

1. The existing deciduous trees along the east property line be retained and maintained. Also that adequate plantings consistent in an amount and pattern be approved by staff to satisfy the six (6) foot obscuring intent of the Ordinance from the dumpster north to the northernmost property line along the east side.

Roll call vote:

Ayes: All
Nays: None

MOTION CARRIED.

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Buffer Modification No. 2:

MOTION by Rosen, seconded by Hooper, in the matter of File No. 98-014 (First Church of the Nazarene), that the Planning Commission approve the Buffer Modification to allow the six foot opaque screening requirement to be provided outside the buffer area adjacent to the parking lot along the eastern portion of the south lot line with the one finding in the Staff Report dated February 24, 2000 plus a second finding, based on plans dated received by the City of Rochester Hills Planning Department on January 14, 2000.

FINDINGS:

1. Due to the height differential, this will provide more effective screening. This portion of the berm is proposed to be planted with evergreen trees and ornamental trees.
2. That this arrangement, design, and orientation lends itself to maximize the opportunity for isolation of negative impacts of the parking.

Ayes: All
Nays: None

MOTION CARRIED.

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Item 1. Tree Removal Permit

MOTION by Hooper, seconded by Ramanauskas, in the matter of File No. 98-014 (First Church of the Nazarene), to grant the Tree Removal Permit incorporating the condition in the Staff Report dated February 24, 2000, and based on plans dated received by the City of Rochester Hills Planning Department on January 14, 2000.

CONDITION:

1. Provision of a performance guarantee in the form of a bond, letter of credit or surety in the amount of \$12,470.00, as adjusted by the City, to ensure the correct installation of replacement trees. Such guarantee to be provided prior to the issuance of a Land Improvement Permit.

Ayes: All
Nays: None

MOTION CARRIED.

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Item 3. Site Plan Approval

MOTION by Hooper, seconded by Ramanauskas, in the matter of File No. 98-014 (First Church of the Nazarene), to grant Site Plan Approval incorporating the findings and conditions in the Staff Report dated February 24, 2000 as modified, plus additional conditions, based on plans dated received by the City of Rochester Hills Planning Department on January 14, 2000.

FINDINGS:

1. The site plan and supporting documents demonstrate that all applicable requirements of Zoning Ordinance 200 can be met, subject to conditions noted below.
2. The applicant has submitted an acceptable Environmental Impact Statement as required by the ordinance.
3. The proposed use has been designed so as to be harmonious with the existing uses in the surrounding area.
4. The applicant is proposing landscaping and the preservation of existing vegetation to enhance the aesthetic quality of the site and the neighborhood.
5. The project is served adequately by essential public facilities and services. There is only a single access to the site from Walton Boulevard.

CONDITIONS:

1. Incorporation of engineering review comments provided by Johnson & Anderson, Inc. in a future submittal of engineering plans.
2. Provision of performance and maintenance guarantees in the amount of \$25,069.00, as adjusted by the City for the changed plantings, to ensure the correct installation and maintenance of landscaping. Such guarantees to be provided prior to issuance of a Land Improvement Permit.

3. Replacement of tree #443 and #432 within the Walton Boulevard right-of-way. Type and location to be approved by the Forestry Department. If not able to properly locate replacement trees within the right-of-way, payment into the City=s Tree Fund.
4. Addition of a note indicating protection of tree #431, #387, #380, and #375 located within the Walton Boulevard right-of-way.
5. On the north, south, and west elevations of the activity center, the applicant is to continue the split face block, as on the church, from the base to the bottom of the windows; then brick to the soldier course. The color of the split face block is to match the proposed EIFS.
6. The south elevation is to include features such as medallions (recessed areas) within the masonry to equal or match the look of the medallions on the north elevation of the sanctuary.
7. Clarify that the dumpster enclosure is to be made of brick masonry.
8. Dumpster is to be moved twenty feet to the west, causing a reconfiguration of the parking in a manner approved by staff, which will include the addition of three new spaces, two of which are to be handicapped spaces on the west side of the building.
9. When land improvement begins, the first item of improvement will be the removal of the foundation and any remains of the barn.
10. Along the eastern property line, adequate plantings are to be added in a volume and a configuration that satisfies staff to meet the six foot obscuring intent of the Ordinance.
11. East of center of the south of the building, where the berm is located, the nineteen plantings which are listed as Forsythia and Ohio Pioneers be reconfigured and intermixed to include Forsythia, Hawthorn, and Colorado Spruce, in a manner to be approved by staff.

Roll call vote:

Ayes: Boswell, Corneliussen, Hill, Hooper, Kaiser, Potere, Ramanauskas, Rosen, Ruggiero

Nays: None

MOTION CARRIED.

(Reference: Plans dated received by the Planning Department on January 14, 2000 - sheets C-001 through C-003, A-100, A-100A, A-101, A-102, and E-501 as prepared by KSA Architects and Planners; sheet 1 of 1 as prepared by John Squire Landscape Architect; Staff Report prepared by Deborah Millhouse dated February 24, 2000; Staff Review prepared by McKenna Associates dated February 24, 2000; letter from Linda C. Lemke & Associates dated January 31, 2000; Memo from James Dietrick to Patricia Goodwin dated November 15, 1999; letter from Johnson & Anderson, Inc. dated November 10, 1999; Environmental Impact Statement; City Council Meeting Minutes of July 1, 1998; Planning Commission